



Tavern House

Blacksmiths Way | Coedkernew | Newport | NP10 8TR

FINE & COUNTRY



Step inside

Tavern House

Welcome to Tavern House & The Stables, a unique and historic property offering a rare opportunity to own two semi-detached cottages as part of one sale. Nestled in the desirable village of Coedkemew, Newport, this charming estate once commanded all the surrounding land. Over the years, Tavern House and The Stables have served as separate residences Tavern House as the main family home and The Stables as a rental cottage for employees.

Additionally, the property is well-served by regular bus routes and is a short commute to Cardiff University Hospital Wales, whether by car, bicycle, or public transport.

Families will appreciate the excellent schooling options, with the property falling within the catchment area of some of the best educational institutions, including the highly sought-after Bassaleg High School and Sixth Form, which is a renowned secondary school known for its academic excellence and strong community ties, and the prestigious St. John's Private School just minutes away.

There are also several well-regarded primary schools in the surrounding areas, making it a great place for families with children of all ages. While Coedkemew itself maintains a quiet, village atmosphere, it is close to a wide range of shopping and leisure facilities. The nearby city of Newport offers everything from high street shops to large supermarkets and retail parks. For those who enjoy outdoor activities, Tredegar House and Park, a National Trust property, is just a few minutes away and offers beautiful grounds for walking, cycling, and picnicking.

Coedkemew is also well-served by healthcare facilities. Cardiff University Hospital Wales is easily accessible by car, bus, or bicycle, providing comprehensive medical care. In addition, there are local GP practices and dental clinics within a short drive.

Tavern House exudes character and charm, with spacious rooms filled with natural light. The ground floor offers two large reception rooms with ample potential for modern living while retaining its cottage feel.



The central staircase leads to three generous bedrooms, along with a versatile fourth room that could serve as a dressing room, nursery, or be converted into a master en suite.

A family bathroom completes the upstairs layout. The kitchen, with access to a downstairs shower room, opens onto a private courtyard, ideal for al fresco dining or a peaceful retreat.

The Stables, accessible through secure gates to the side of the property or via the courtyard garden, is a delightful cottage brimming with potential. The ground floor features an open-plan living and dining area, perfect for entertaining or family gatherings.

A staircase leads to two cosy bedrooms and a family bathroom, with a functional kitchen on the ground floor completing the layout.







Step outside

Tavern House

The garden at Tavern House & The Stables is thoughtfully designed for easy maintenance. At the rear, a courtyard offers a secluded spot for relaxation, requiring minimal upkeep. To the side of Tavern House, a raised lawned area provides a private, green space that's equally low-maintenance, perfect for outdoor enjoyment with little effort. Both cottages share a detached single garage located at the rear of the property, providing convenient storage or parking.

Coedkernew enjoys excellent transport links, particularly for those who need to commute to nearby cities. It's conveniently close to the M4 motorway, offering quick and easy access to both Cardiff and Bristol. Newport and Cardiff train stations are only about a 15-minute drive away, providing direct routes to major cities like London and Bristol. This makes Coedkernew a desirable location for professionals who work in the city but prefer to live in a more rural, peaceful environment. Cardiff and Bristol airports are both within an hour's drive, adding to the convenience for frequent travellers.

DIRECTIONS

From the centre of Newport.

Head west on the A48 (Cardiff Road) from Newport centre.

Continue on the A48, following signs for High Cross.

Turn left onto Forge Road, and follow it as it turns into Blacksmiths Way.

Tavern House will be on your left at the location marked by the What3Words: bands.medium.runs



Tavern House, Blacksmiths Way, Coedkernew, Newport, Gwent

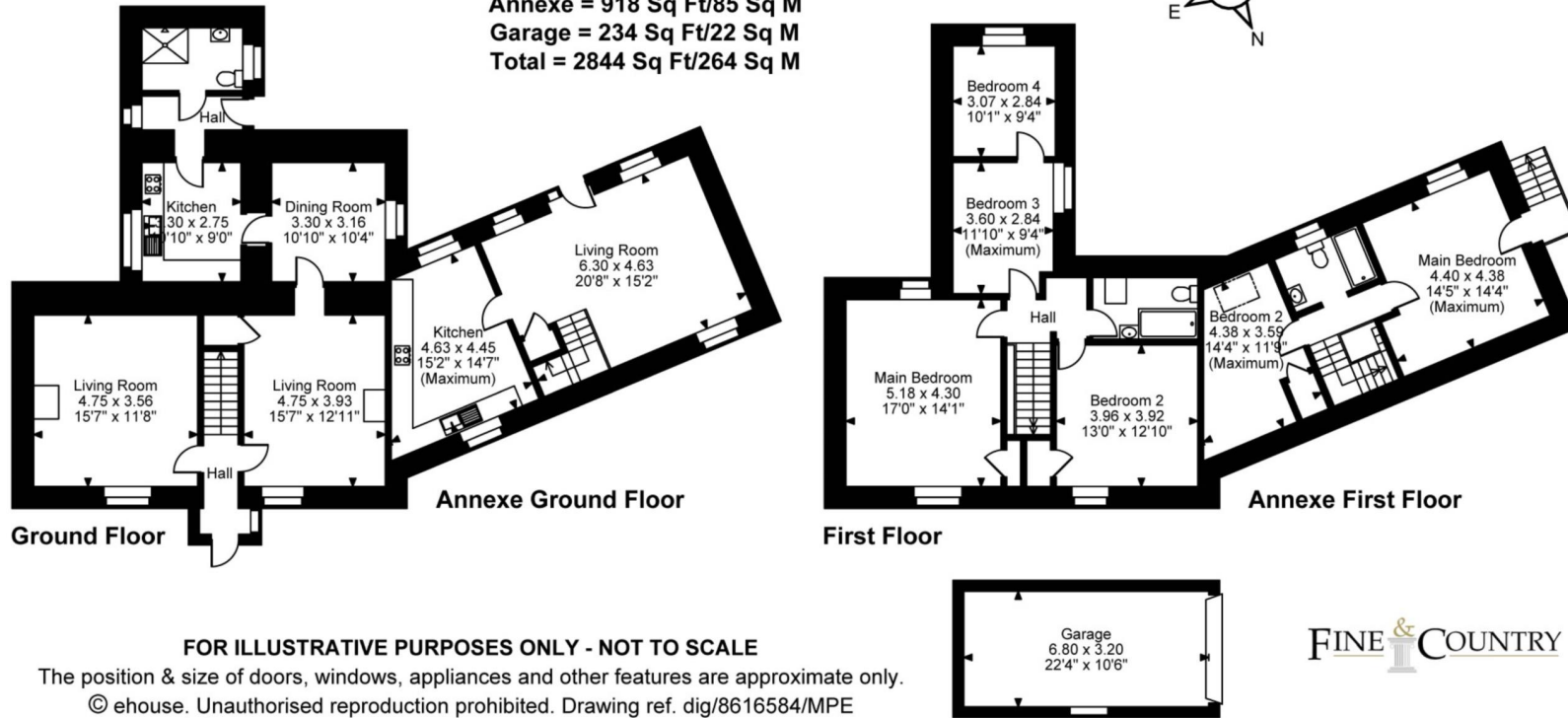
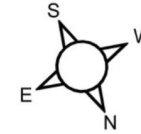
Approximate Gross Internal Area

Main House = 1692 Sq Ft/157 Sq M

Annexe = 918 Sq Ft/85 Sq M

Garage = 234 Sq Ft/22 Sq M

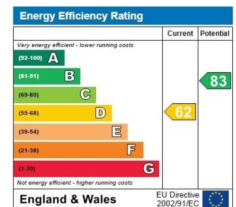
Total = 2844 Sq Ft/264 Sq M



Postcode: NP10 8TR | Tenure: Freehold | Tax Band: F | Authority: Newport | Heating: Gas | Drainage: Mains



*Internet speed according to the BT Availability Service using the postcode and landline
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